

PARISH OF ABBOTS LEIGH - NOTICE OF MEETING
Meeting of Abbots Leigh Parish Council
Held in the John Butler Room of the Village Hall, Church Road
Monday 16th September 2019 at 7.30 pm

MINUTES

Present: Cllrs Talbot-Ponsonby, Butler, Narracott and Walker, Ward Cllr Davies & J Smart (Clerk)
Apologies: Cllr Stewart

1. Declarations of Interest in items on the agenda

None.

2. Previous meeting held on 15th July 2019

The minutes of the meeting held on 15th July 2019, previously circulated, were signed as a true record.

3. Matters arising

None.

4. Planning

i. Applications:

19/P/1499/FUH - Tanglewood, Ashgrove Avenue. Demolition of garage. Construction of timber carport and revised access. Replacement roof, first floor rear extension, two storey front extension, integrated porch and associated works as per submitted plans. **Application withdrawn.**

19/P/1715/FUH – 21 Church Road. Remodel and extend an existing bungalow to create an additional storey at first floor, along with the demolition of the adjoining bungalow and rebuild to create a 2 storey detached house. **Object to the overall scale of the proposal, in particular the inclusion of a separate 3 bedroom property on the site. Concern was raised regarding loss of privacy in neighbouring properties on both sides of Church Road.**

19/P/1355/FUH – 58 Church Road. Extension/remodelling of an existing house to include a double storey side extension and single storey rear extension. **No objections.**

19/P/2014/FUH – 57 Church Road. Single storey rear extension to create kitchen and guest room with extended terrace and steps. **Object – overdevelopment of the site due to the scale of the proposal. Concern was also raised regarding the proposed extension being very close to the neighbouring property.**

19/P/1985/FUH – Lea View, Pill Road. Replace lower portion of front slope to form new porch and installation of 3No. new dormer windows. **No objections.**

ii. Approvals:

19/P/0547/FUL – Acres Holt, Valley Road, Leigh Woods. Erection of a dwelling with a detached garage and swimming pool, and construction of a new access and driveway following demolition of existing house and garage.

19/P/0734/FUL – Leigh Warren Bungalow, Abbots Leigh Road. Demolition of the bungalow, garage and goathouse and erection of 2No. four bedroom dwellings and associated works.

19/P/1282/FUL – The Gables, Ashgrove Avenue. Demolition of existing house and erection of replacement dwelling with associated hard/soft landscape works.

iii. Refusals:

19/P/1241/LDP – 8 Church Road. Lawful Development Certificate for the proposed erection of a single storey extension following the demolition of existing conservatory.

19/P/1343/CQA – Atcost Barn, Glen Farm, Sandy Lane. Prior approval for the change of use from an agricultural barn to a dwelling, operational development consisting of replacement of existing corrugated asbestos roof with metal roof; new timber cladding and insertion of windows and doors.

iv. Appeals:

APP/D0121/W/19/3228060 – Glen Farm, Sandy Lane. Application for the removal of condition No. 4 on application 1361/19 to allow occupation by a person not working in agriculture. (Application 18/P/4984/FUL – Refused).

iv. Other Planning Matters

5. Ward Councillor's Report

Brexit planning - the Government have decided that local councils needed to get ready to assist in the oncoming challenges. Please refer to Operation Yellowhammer

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/831199/20190802_Latest_Yellowhammer_Planning_assumptions_CDL.pdf

Whilst PC's roles in this were not clear, one suspects that PCs would be asked for information to assist residents in the problems that may result to everyday lives.

JSP - in essence the Inspectors have sent the four UAs back to the drawing board. The next steps, beyond the political positioning, will be to produce new Local Plans, guided by some form of joint working protocol between the four UAs (which in some ways the JSP was supposed to do). The total housing numbers will increase by a minimum of 10,000 for the SG/NS/Bristol area and we shall have all the same arguments about where to put the houses. Moving forward with NP in the hiatus now seemed imperative.

Buses - First Bus was up for sale nationally, locally our ridership continued to increase, but we were potentially in the hands of new investors to deliver local public transport.

Rail - the Development Consent Order's delivery to DfT was imminent.

Sandy Lane – funding had been earmarked to make permanent the elimination of the ford at Tanpits; DD had asked that the surface between Knightcott Road and Glen Avenue be addressed too.

Planning – DD had asked officers to consult him in due course ref Priory Cottage and Ashgrove Avenue applications.

A Town & Parish Council summit was planned with the new Council Executive on the morning of 12th October, at Nailsea's Tithe Barn. Invitations were imminent.

The new NS green spaces contract would include both rewilding for climate change/environmental impacts and for PCs to buy in grass cutting. The procurement process would begin this year.

6. Neighbourhood Plan

MS had circulated updates and drafts of what was proposed to go into the NP to members. STP reported on these. The PC was supportive of the proposals, but suggested there should be caution about being too specific regarding details of potential modest development sites, as most would be exceptions in the Green Belt.

7. Lost Ways Project 2026 (Don Davies)

DD reported on this item. There were many regularly used footpaths that were not officially public footpaths. PC's last opportunity to apply for them to become public footpaths before 2026. Need to put together a list and provide evidence of paths to NSC. **Action MW.**

8. Financial

- i. Approval of Accounts for Payment for August & September 2019 – JB proposed and MW seconded approval of the accounts for payment for both August and September. Agreed. **Action Clerk.**
- ii. PKF Littlejohn had approved the Annual Governance & Accountability Return (AGAR) for ALPC for year ending 31st March 2019, and returned the external auditor report and certificate. Clerk to complete Notice of Conclusion and put this on website. **Action Clerk.**

9. Village Matters

- i. Police Report - JS read out the report. There had been 4 crimes in July.
- ii. Village Hall – STP confirmed that Sean Dorrington would be attending to look at the drainage problem at the end of this week. JB reported the one outstanding item in the Caretaker's flat was the hot water system under the bathroom sink. A new telephone system was required, so that another member of the council could check messages remotely, for when JP was not in the VH. STP would arrange for survey of the garden with a view to investigating the possibility of a car park. **Action JB/STP.**
- iii. Former Skittle Alley - STP to arrange to meet with James Tantram of Fit Tank for a general review. **Action STP.**
- iv. Traffic Issues & Footpaths - The Clerk reported she had been requested by David Bailey of NSC to take down 'Smiley Sid' by NSC, as it was unlawful. She had checked with the supplier, who forwarded a letter from the DfT, approving this type of vehicle activated sign. Informed David Bailey of NSC, who was investigating. Smiley Sid was currently situated at Dennyview Road, and was working well. Suggested keeping it at that site until the speed limit had changed to record any change in speed pattern.
The Clerk reported that due to Gigaclear works, there would be a road closure of Sandy Lane coming into force on 7th October. The works were anticipated to be of 12 days duration
- v. Verges – Clerk to ask David Smith to cut the verges on A369 Home Farm Road to Beggar Bush Lane, Manor Road and sensitively on Manor Lane. Also to cut the verge below The

George with the gabion wall, the large verge behind bus shelter at Poundbatch Farm, also Blackmoor Road towards Pill. **Action Clerk.**

- vi. Playing Fields & Events - STP reported that the Festival in the Field had been well attended and very successful.
- vii. Village Orderly - The Clerk had met with Nigel Mail, who requested a list of the works the PC require to be done. STP had forwarded the list to the Clerk, who would arrange to meet with NM again. The Clerk was also asked to obtain a quote from Glendale to carry out these works. **Action Clerk.**

10. Communications

Clerk to arrange a bank mandate for RN to be a signatory. **Action Clerk.**

STP to note that Gigaclear broadband was now available at the Village Hall. **Action STP.**

11. Clerk's Report

Included in above items.